



Independent Estate Agents  
**Cardwells** Est. 1982

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**VICTORIA COURT, BURY, BL8 3GY**



- Lift Served Apartment
- Two Double Bedrooms
- Lounge
- Fitted Kitchen
- Three Piece Bathroom Suite
- Secure Gated Development
- Tottington Location
- No Onward Chain Delay



**£175,000**

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E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.

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This lift served second floor apartment is located within a gated development and offers easy access to Tottington Village with its numerous shops, eateries, amenities and transport links. The apartment is on the top floor, which means it has the added advantage of a loft which can be used for storage and, being served by a lift, means that people looking for level access living can consider this property. No onward chain delays early viewing is advised to fully appreciate the size and standard of accommodation on offer. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Hallway** 13' 1" x ' ' (4.00m x m) Door leading off the communal entrance into the hallway. Doors off to all rooms.

**Lounge** 12' 10" x 12' 10" (3.9m x 3.9m) Double glazed window to the front elevation. Radiator.

**Kitchen** 12' 6" x 8' 6" (3.8m x 2.6m) Double glazed window to the rear elevation. Range of fitted base units with contrasting worksurfaces and matching wall mounted cabinets. Inset sink and drainer. Hob and oven. Space for fridge freezer. Plumbed for washing machine.

**Bedroom 1** 16' 3" x 9' 6" (4.96m x 2.89m) Double glazed window to the front elevation. Radiator.

**Bedroom 2** 13' 4" x 9' 9" (4.06m x 2.98m) Double glazed window to the rear elevation. Radiator.

**Bathroom** Double glazed window to the side elevation. Three piece suite comprising bath, pedestal wash hand basin and close coupled WC. Radiator. Part tiled elevations.

**Externally** There are communal garden areas to the rear with allocated parking space to the front.

**Price** £175,000

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 999 year term which started on 1st June 2003, meaning that there are 977 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

**Council Tax** The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is A rated which is at an approximate annual cost of £1,526 (at the time of writing).

**Conservation Area** Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

**Floor Risk** Cardwells Estate Agents Bury pre-marketing research indicates that the property is in a position which is regarded as having a "very low" risk of flooding.

**Disclaimer** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

